



TREC # 136267

**NORTHGATE RANCH MASTER COMMUNITY, INC.
MANAGEMENT CERTIFICATE**

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

This Management Certificate is filed by the Northgate Ranch Master Community, Inc., a Texas nonprofit corporation, pursuant to Texas Property Code §209.004.

1. Name of Subdivision:

Northgate Ranch

2. Name of Association:

Northgate Ranch Master Community, Inc., a Texas nonprofit corporation

3. Recording Data for the Subdivision Plat(s): To obtain copies of a plat, please contact the Williamson County Clerk. The following plat(s), as may be amended from time to time, include those tracts of real property currently annexed into the Northgate Ranch subdivision.

(a) NORTHGATE RANCH PHASE 1, SECTION 1, a subdivision located in Williamson County, Texas, according to the map or plat recorded as Document No. 2018070591, Official Public Records

(b) NORTHGATE RANCH PHASE 1, SECTION 2, a subdivision located in Williamson County, Texas, according to the map or plat recorded as Document No. 2020163504, Official Public Records

4. Recording Data for the Master Covenant, any Development Area Declarations, and All Amendments Thereto:

Name of Instrument: Northgate Ranch Master Covenant *[Residential]*

Recorded On: August 14, 2018, in Document No. 2018072598, Official Public Records of Williamson County, Texas.

Name of Instrument: Northgate Ranch Community Manual

Recorded On: August 16, 2018, in Document No. 2018073484, Official Public Records of Williamson County, Texas.

Name of Instrument: Northgate Ranch Community Manual – First Amendment

Recorded On: December 13, 2021, in Document No. 2021188381, Official Public Records of Williamson County, Texas.

Name of Instrument: Northgate Ranch Development Area Declaration [Residential] – Phase 1, Sections 1, 2, and 3

Recorded on: August 16, 2018, in Document Number 2018073486, of the Official Public Records of Williamson County, Texas.

Name of Instrument: Northgate Ranch Residential Design Guidelines

Recorded on: August 16, 2018, in Document Number 2018073485, of the Official Public Records of Williamson County, Texas

5. Mailing Address of the Association and Name, Mailing Address, Phone Number, and Email Address of the Association's Designated Representative:

Northgate Ranch Master Community, Inc.
c/o KiTH Management Services
P.O. Box 700443
San Antonio, Texas 78270
Phone No.: (210) 585-2386
Email: info@kithmanagement.com

6. Association's Website Address Where the Subdivision's Restrictions are Posted:

<http://northgateranch.nabrnetwork.com>

7. Amount and Description of Any Fees Charged by the Association Related to Transfers (Transfer Fees):

Transfer Fees:	\$175.00
Resale Certificate Fees:	\$250.00
Working Capital Fees:	\$500.00 per Residential Lot
Reserve Fees:	\$ 0
Update Fees:	\$50.00
Rush Fees:	\$100.00

Prospective purchasers are advised to independently examine the Master Covenant, Bylaws, Rules and Policies, Design Guidelines and all other dedicatory instruments (some of which are not referenced above) of the Subdivision and Association prior to purchase. Prospective purchasers may obtain copies of documents from the Management Company or from the Association's Website.

[SIGNATURE PAGE TO FOLLOW]

[SIGNATURE PAGE TO MANAGEMENT CERTIFICATE]

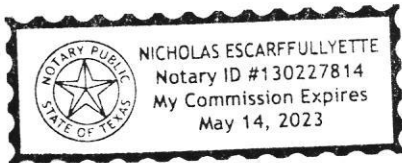
SIGNED this 23 day of February, 2022.

NORTHGATE RANCH MASTER COMMUNITY, INC.,
a Texas nonprofit corporation

By: [Signature]
Denise Gehrmann-Jimenez, Authorized Agent

STATE OF TEXAS §
 §
COUNTY OF Brew §

BEFORE ME, the undersigned authority, on this 23rd day of February, 2022, personally appeared, Denise Gehrmann-Jimenez, as Authorized Agent of NORTHGATE RANCH MASTER COMMUNITY, INC., a Texas nonprofit corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she or he executed the same on behalf of the Association.



[Signature]
Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:
KiTH Management Services
PO Box 700443
San Antonio, Texas 78270-0443

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2022031787

PMC Fee: \$34.00
03/14/2022 09:33 AM DLAM



Nancy E. Rister
Nancy E. Rister, County Clerk
Williamson County, Texas



Nancy E. Rister
Williamson County Clerk
405 Martin Luther King Street
Georgetown, Texas 78626
(512) 943-1515

Receipt: 2022-21424

Product	Name	Extended
PMC	PROPERTY OWNERS ASSOCIATION MNGMNT CERT	\$34.00
	# Pages	3
	External Document #	2022031787
	Document Info:	KITH MANAGEMENT SERVICES
Total		\$34.00
Tender (Check)		\$34.00
Check Number	1381	
Paid By	CARLOS JIMENEZ	

Thank You for Your Business